



COUNCIL VARIANCE APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • www.columbus.gov

OFFICE USE ONLY

Application Number: CV14-007 / 143315 -00000-00123
Date Received: 2/28/14
Application Accepted By: SP/TP/ET Fee: \$600
Comments: Assigned to Tori Proehl; 645-2749; vjproehl@columbus.gov

LOCATION AND ZONING REQUEST:

Certified Address (for Zoning Purposes) 1835 S. Hamilton Rd Zip 43227
Is this property currently being annexed into the City of Columbus Yes No
If the site is pending annexation, Applicant must show documentation of County Commissioner's adoption of the annexation petition.
Parcel Number for Certified Address: 010-120515
 Check here if listing additional parcel numbers on a separate page.
Current Zoning District(s): SR
Civic Association or Area Commission: Thunderbird Acres Neighborhood Assoc.
Proposed use or reason for Council Variance request: Community Center
Acreage: .165

APPLICANT: Name Seven Baskets Community Development Corp.
Address 5195 Calhoun Ct, P.O. Box 65 City/State Hilliard Ohio Zip 43026
Phone # 614-406-2548 Fax # --- Email: info@seven-baskets.org

PROPERTY OWNER(S): Name Seven Baskets Community Development Corp.
Address 5195 Calhoun Ct, City/State Hilliard Ohio Zip 43026
Phone # 614-406-2548 Fax # --- Email: info@seven-baskets.org
 Check here if listing additional property owners on a separate page.

ATTORNEY / AGENT Attorney Agent
Name Jeff Mansell
Address 5195 Calhoun Ct. City/State Hilliard Ohio Zip 43026
Phone # 614-406-2548 Fax # --- Email: JeffM@seven-baskets.org

SIGNATURES (ALL SIGNATURES MUST BE SIGNED IN BLUE INK)

APPLICANT SIGNATURE Jeffrey A Mansell
PROPERTY OWNER SIGNATURE Jeffrey A Mansell
ATTORNEY / AGENT SIGNATURE Jeffrey A Mansell

My signature attests to the fact that the attached application package is complete and accurate to the best of my knowledge. I understand that the City staff review of this application is dependent upon the accuracy of the information provided and that any inaccurate or inadequate information provided by me/my firm/etc. may delay the review of this application.

PLEASE NOTE: incomplete information will result in the rejection of this submittal.
Applications must be submitted by appointment. Call 614-645-4522 to schedule.
Please make all checks payable to the Columbus City Treasurer



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STATEMENT OF HARDSHIP

CV14-007

Chapter 3307 of the Columbus Zoning Code
Section 3307.10 Variances by City Council

- A. Permit a variance in the yard, height, or parking requirements of any district only in conjunction with a change in zoning or a use variance and only where there are unusual and practical difficulties or unusual hardships in the carrying out of the zoning district provisions due to an irregular shape of lot, topography, or other conditions, providing such variance will not seriously affect any adjoining property or the general welfare.
- B.** Permit a use of the property not permitted by the Zoning District established on the property if such use will not adversely affect the surrounding property or surrounding neighborhood and if Council is satisfied that the granting of such variance will alleviate some hardship or difficulty which warrants a variance from the Comprehensive Plan.

Before authorizing any variance from the Zoning Code in a specific case, City Council shall first determine that such variance will not impair an adequate supply of light and air to the adjacent property, unreasonably increase the congestion of Public Streets, increase the danger of fires, endanger the public safety, unreasonably diminish or impair the public health, safety, comfort, morals, or welfare of the inhabitants of the City of Columbus.

In granting a variance pursuant to this section, Council may impose such requirements and conditions regarding the location, character, duration, and other features of the variance proposal as Council deems necessary to carry out the intent and purpose of this Zoning Code and to otherwise safeguard the public safety and welfare.

I have read the foregoing and believe my application for relief from the requirements of the Zoning Code contains the necessary hardship, will not adversely affect surrounding property owners and will comply with the variance requested as detailed below:

See attached

Signature of Applicant Jeffrey A. Merrill Date 2-21-14

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CV14-007

REQUEST FOR ZONING VARIANCE RELATIVE TO 1635 S. HAMILTON ROAD, COLUMBUS, OHIO

Seven Baskets Community Development Corporation requests from the City of Columbus a variance on the zoning for 1635 S. Hamilton Road. The current zoning is SR. We are requesting a zoning designation that will allow for serving school-age children in an after-school program, neighborhood residents involved in self-development courses, and public assembly for community groups.

Seven Baskets CDC is a faith-based, non-profit corporation whose mission is to assist in the revitalization of economically distressed, urban neighborhoods. The focus of our work is a neighborhood bounded by Hamilton Road on the east, I-70 on the south, Elaine Avenue on the west, and Livingston Avenue on the north.

Seven Baskets CDC is an approved Community Partner with Columbus City Schools (Contact: Krista Bower – 614-365-8869). We have been assigned to Leawood Elementary School, 1677 S. Hamilton Road. Currently we provide staffing and leadership to a school day tutoring program and an after-school program. We serve approximately forty children directly through targeted programs and 285 children indirectly through resourcing.

During the summer of 2013, Seven Baskets conducted a nine-week summer program that provided a free lunch site and a day camp program that served more than 130 neighborhood children and youth. This program was conducted at Leawood Elementary. Columbus Recreation and Parks Department - served as our sponsor for the free lunch program (Contact: Kaye Snyder- 614-645-3266). A similar program will be conducted during the summer of 2014. We anticipate a day camp enrollment of forty-five children, grades kindergarten to sixth grade, and more than 150 children and youth receiving a free lunch, five days per week.

The property at 1635 S. Hamilton Road has been recently acquired at Sheriff's sale by Seven Baskets. It was a property that had been unoccupied for at least four years. As such, its appearance had become a blight on the neighborhood and its lack of supervision a threat to the safety of the children. Case in point: two grade school age children broke into the house in June, 2013 and set fire to the house. The fire resulted in serious injury to one child and extensive damage to the kitchen. Seven Baskets intends to rehabilitate the property to a condition that makes it a compliment to the community.

A variance to the current zoning is being requested in order to allow the property to be used to serve the needs of the neighborhood as a community center:

- a. Its location adjacent to Leawood Elementary School will allow the expansion of current academic enrichment programs and the addition of new programs that will aid in the holistic development of the Leawood students we are currently working with. The focus of our programs is on grade school age children. The scope of service could expand to include middle and high school youth through partnerships with existing community groups serving this client base who could benefit from the use of this facility. Based upon the size of the subject property, twenty to forty children/youth could be served at any one time.

- b. The existence of a neighborhood site will provide a location to offer life-skill training courses to the adults residing in the target community. These will include topics related to financial management, parenting, nutrition, job skills, spiritual development, and more.
- c. Additionally, the facility will be available to neighborhood associations for meetings.

Egress to the property is situated off of the service road that runs parallel to Hamilton Road. Specifically, a driveway entrance and a sidewalk entrance connecting the front door to the city sidewalk represent openings in a chain-link fence that borders the perimeter of the property. Neither entrance is gated.

Due to the lot size (.165 acres), space for onsite parking is minimal. Therefore, a variance on parking is requested exempting the lot from current parking requirements and allowing the use of the existing driveway for drop-off and pick-up of children attending programs conducted at the facility. The following considerations are proposed to address parking issues: 1) Columbus City Schools will be approached with a request to use the parking lot of Leawood Elementary School in a shared relationship. Leawood Elementary's parking lot is adjacent to the subject property and provides a minimum of twenty spaces in close proximity to the subject property. Because much of our anticipated programming will be in the evening and on weekends, a time when school is typically not in session, there should be minimal conflict in its use; and 2) On-street parking on the service road running parallel to Hamilton Road will be prohibited.

Variances are also requested for the purpose of maintaining the existing, non-conforming rear yard of the property and to retain the existing accessory storage building.

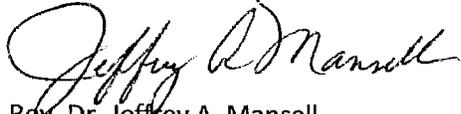
The impact on the neighborhood should be viewed as positive:

- a. Its rehabilitation and occupancy will improve the "first impression" individuals have when entering the community because of its location at one of the primary entry points to the neighborhood;
- b. Due to the structure's size (approximately 1,250 sq. ft.), it will not accommodate large crowds of people thus minimizing any increase in noise levels emanating from the location or the number of people on site;
- c. Services provided from the location will provide significant opportunities for neighborhood residents to engage in programs targeted at self-development; and
- d. Fencing around the perimeter will assist in containing activities to the defined space of the property.

This project has been shared with the president of Thunderbird Acres Neighborhood Association, the neighborhood association that represents this community. She has indicated that they stand ready to provide letters of support and to advocate the proposal to the MidEast Area Community Collaborative (MACC) that reviews zoning issues for this area.

Based upon the foregoing information and stated need, Seven Baskets Community Development Corporation requests the granting of a variance to the current zoning.

Respectfully Submitted,

A handwritten signature in cursive script that reads "Jeffrey A. Mansell". The signature is written in black ink and is positioned above the printed name.

Rev. Dr. Jeffrey A. Mansell

Executive Director



COUNCIL VARIANCE APPLICATION

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757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • www.columbus.gov

AFFIDAVIT

(See next page for instructions)

APPLICATION # CV14-007

STATE OF OHIO _____
COUNTY OF FRANKLIN _____

Being first duly cautioned and sworn (1) NAME Jeffrey A. Mansell
of (1) MAILING ADDRESS 5195 Calhoun Ct., Hilliard, Ohio 43026

deposed and states that (he/she) is the applicant, agent, or duly authorized attorney for same and the following is a list of the name(s) and mailing address(es) of all the owners of record of the property located at

(2) per CERTIFIED ADDRESS FOR ZONING PURPOSES 1635 S. Hamilton Rd, Columbus, Ohio 43227
for which the application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building and Zoning Services, on (3) _____

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME AND MAILING ADDRESS

(4) Seven Baskets Community Development Corp
5195 Calhoun Ct., P.O. Box 65
Hilliard, Ohio 43026

APPLICANT'S NAME AND PHONE # (same as listed on front of application)

Jeffrey A Mansell
614-400-2548

AREA COMMISSION OR CIVIC GROUP
AREA COMMISSION ZONING CHAIR OR CONTACT PERSON AND ADDRESS

(5) Sharon Ware
4224 Ellery Dr
Columbus, Ohio 43227

and that the attached document (6) is a list of the names and complete mailing addresses, including zip codes, as shown on the County Auditor's Current Tax List or the County Treasurer's Mailing List, of all the owners of record of property within 125 feet of the exterior boundaries of the property for which the application was filed, and all of the owners of any property within 125 feet of the applicant's or owner's property in the event the applicant or the property owner owns the property contiguous to the subject property(7)

(7) Check here if listing additional property owners on a separate page.

SIGNATURE OF AFFIANT

(8) Jeffrey A Mansell

Subscribed to me in my presence and before me this 21st day of February, in the year 2014

SIGNATURE OF NOTARY PUBLIC

(8) Nicole Simms
May 29, 2018

My Commission Expires:



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Applicant/Property Owner
Seven Baskets Comm. Dev. Corp.
P.O. Box 65
Hilliard, Ohio 43026

Agent
Jeff Mansell
5195 Calhoun Ct.
Hilliard, Ohio 43026

CV14-007

Area Commission or
Neighborhood Group:

Thunderbird Acres Neighborhood
Assoc.
c/o Sharon Ware
4229 Ellery Drive
Columbus, Ohio 43227

Surrounding Property Owners

Board of Education
Real Estate Coordinator
270 E. State St.
Columbus, Ohio 43215

Columbia Gas of Ohio, Inc
200 Civic Center Dr./Taxes
P.O. Box 117
Columbus, Ohio 43216

Ronnie and Leah Brown
1615 S. Hamilton Rd.
Columbus, Ohio 43227

TOK LLC
P.O. Box 69
Ostrander, Ohio 43061

Gail Greenley
4338 Dundee Avenue
Columbus, Ohio 43227

Craig Longstreth
4327 Dundee Avenue
Columbus, Ohio 43227

Joel Kegler
4335 Dundee Avenue
Columbus, Ohio 43227

William and Mary Applegarth
4341 Dundee Avenue
Columbus, Ohio 43227

City of Columbus
Real Estate Management
90 W. Broad Street, Room 425
Columbus, Ohio 43215

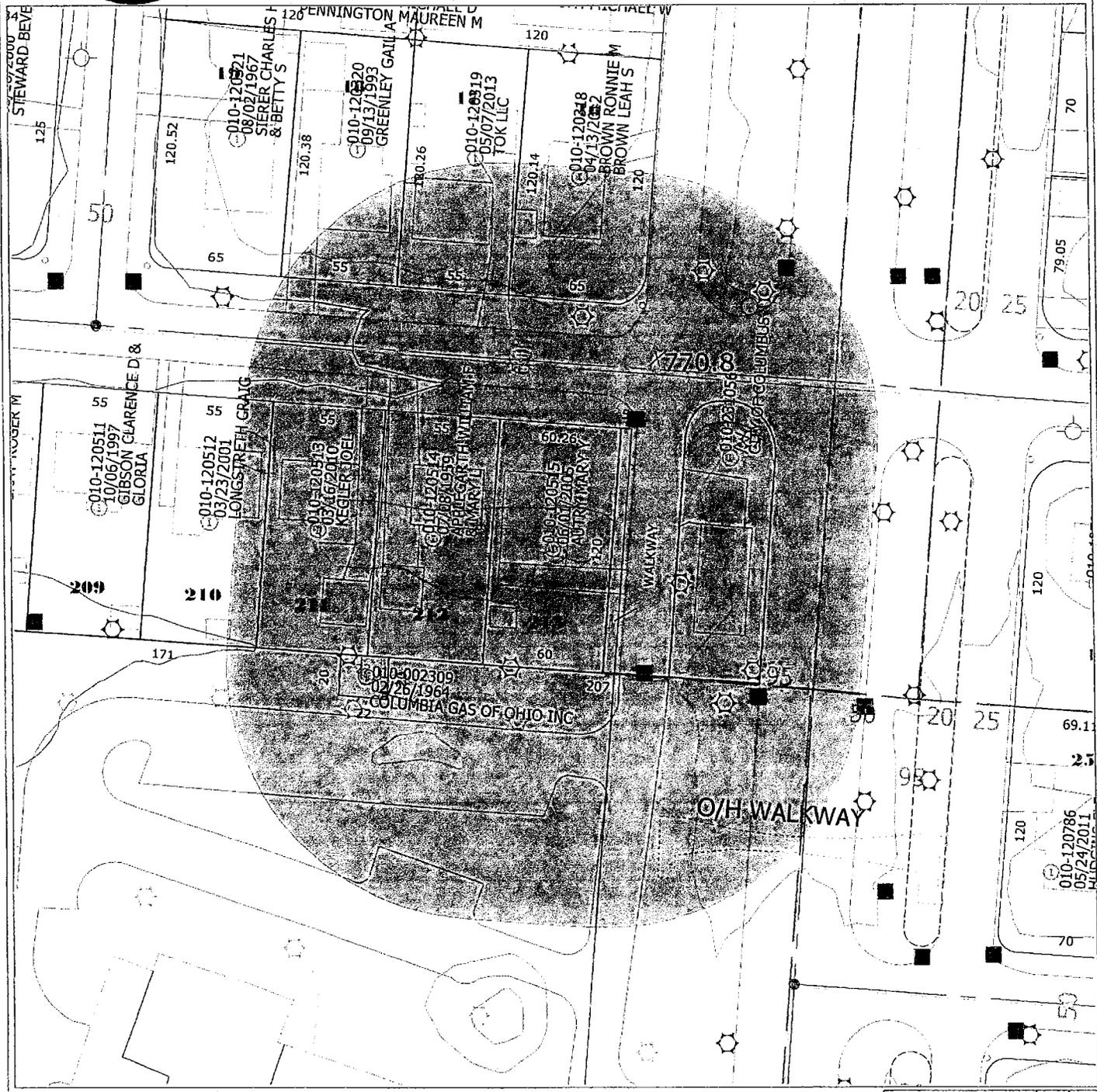
CV14-007



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: S

DATE: 2/7/14



Disclaimer

Scale = 71'



This map is prepared for the real property inventory within this county. It is compiled from recorded deeds, survey plats, and other public records and data. Users of this map are notified that the public primary information sources should be consulted for verification of the information contained on this map. The county and the mapping companies assume no legal responsibilities for the information contained on this map. Please notify the Franklin County GIS Division of any discrepancies.

Real Estate / GIS Department



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PROJECT DISCLOSURE STATEMENT

Parties having a 5% or more interest in the project that is the subject of this application. THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. Do not indicate 'NONE' in the space provided.

APPLICATION # CV14-007

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn [NAME] Jeffrey A. Mansell

OF [COMPLETE ADDRESS] 5195 Calhoun Ct, Hilliard, Ohio 43026
deposes and states that [he/she] is the APPLICANT, AGENT or DULY AUTHORIZED ATTORNEY FOR SAME and the following is a list of all persons, other partnerships, corporations or entities having a 5% or more interest in the project which is the subject of this application in the following formats

- Name of business or individual
- Business or individual's address
- Address of corporate headquarters
- City, State, Zip
- Number of Columbus based employees
- Contact name and number

1. Seven Baskets Community Development Corp 5195 Calhoun Ct, P.O. Box 65 5195 Calhoun Ct. Hilliard, Ohio 43026 2 employees Jeffrey A Mansell, 614-406 2548	2.
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Jeffrey A Mansell

Subscribed to me in my presence and before me this 21st day of February, in the year 2014

SIGNATURE OF NOTARY PUBLIC

Nicole Simms

My Commission Expires:

May 29, 2018



This Project Disclosure Statement expires six months after date of notarization.

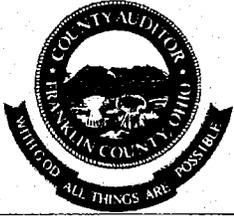
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CV14-007

EXHIBIT A

Situated in the State of Ohio, County of Franklin, and in the City of Columbus:

Being Lot Number Two Hundred Thirteen (213) of THUNDERBIRD ACRES, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 31, Pages 2 and 3, Recorder's Office, Franklin County, Ohio.



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: S

DATE: 2/7/14



Disclaimer

Scale = 60



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DUNDEE AVENUE

GRASS

5' SIDEWALK

60.26

26

28

5.5

24.5

1232'

44

120

DRIVEWAY

10

ACCESSORY BUILDING

12

1.75

19

LOT 213
010-120515

60

SITE PLAN
1635 S. HAMILTON RD.

S. HAMILTON RD. - WALKWAY

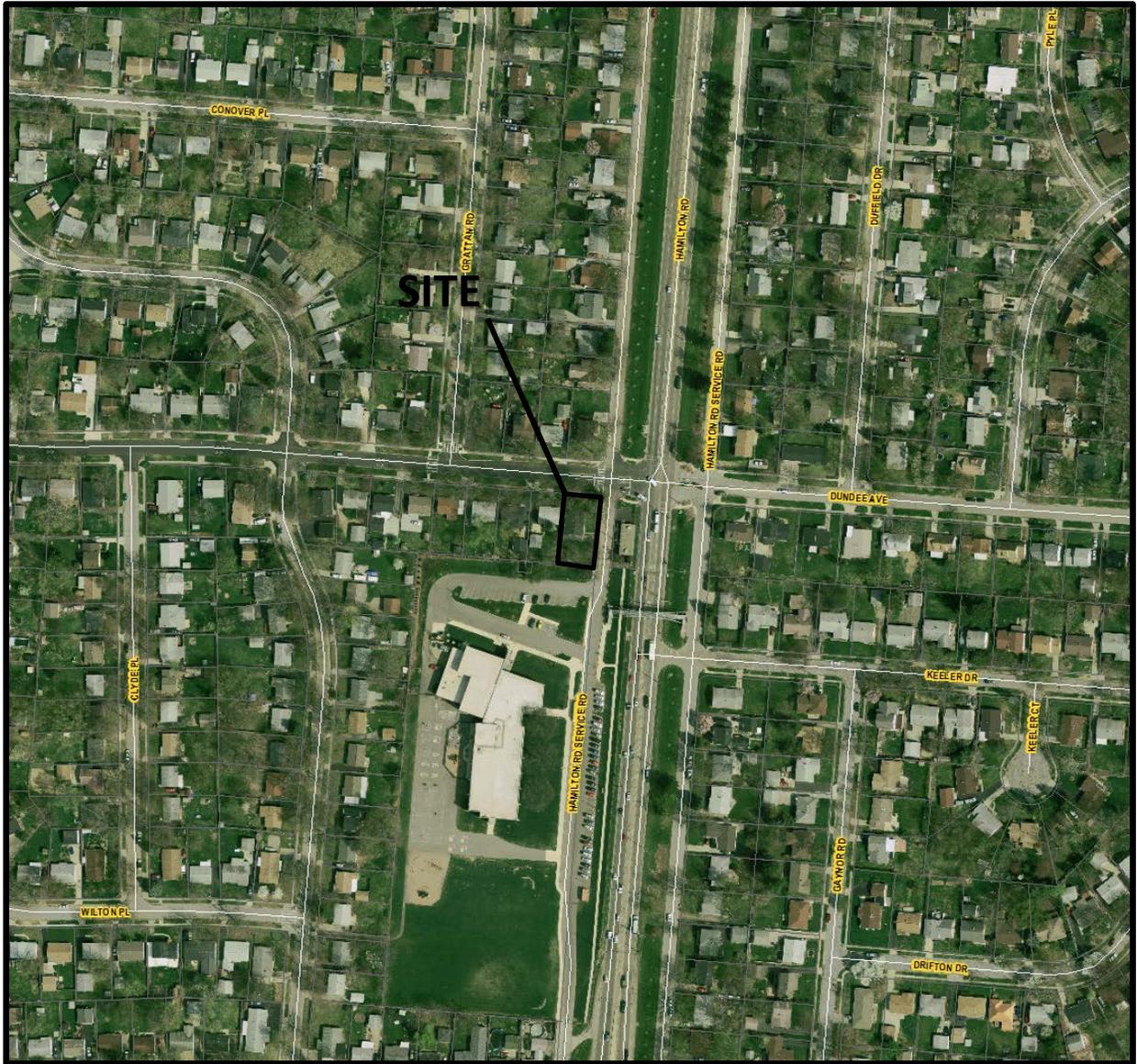


1" = 16'

CV14-007



CV14-007
1635 South Hamilton Road
Approximately 0.17 acres



CV14-007
1635 South Hamilton Road
Approximately 0.17 acres



City of Columbus
 Department of Development
 Planning Division



Date: December 2008

Livingston East Area Plan

FUTURE LAND USE PLAN

Legend

- Residential (Single-Family)
- Residential (Two- and Three-Family)
- Residential (Multifamily)
- Commercial (Community)
- Commercial (Regional)
- Office
- Institutional
- Light Manufacturing
- Mixed Use
- Parks
- Open Space

CV14-007
 1635 S. Hamilton Road
 Approximately 0.165 acres